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The Town of Stoney Creek

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A PLAN for IMPROVEMENTS

JULY 1981

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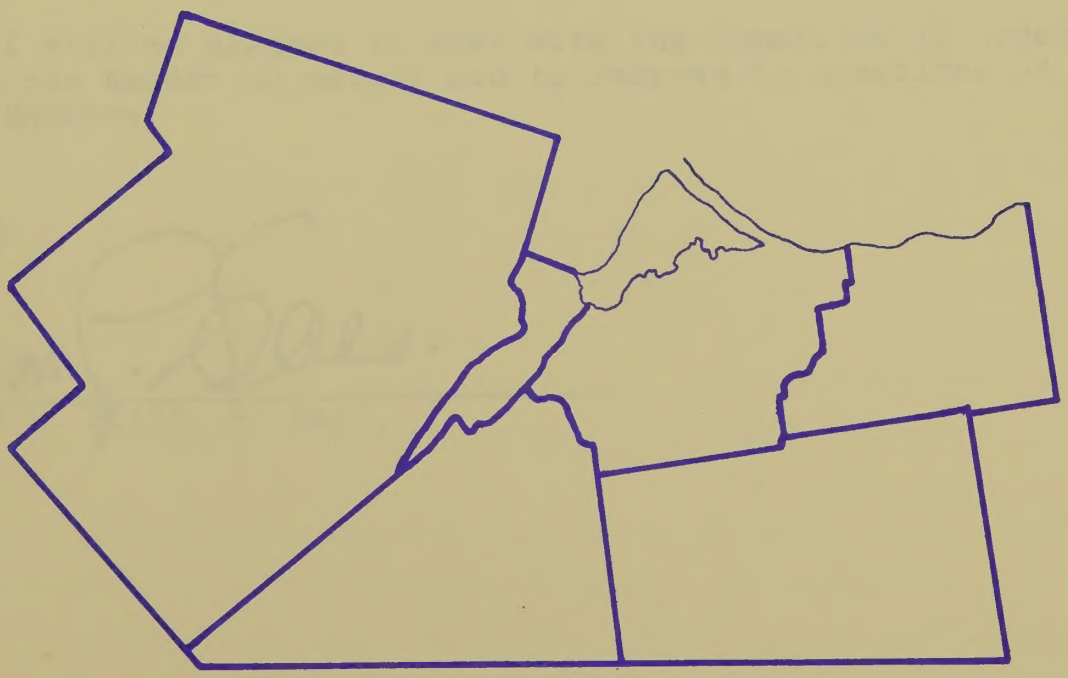
Wm. L. SEARS, P. Eng.

The Town of Stoney Creek

A PLAN
for
IMPROVEMENTS



JULY 1981

A PLAN
for
IMPROVEMENTS

The Town of Stoney Creek

OFFICE OF THE MAYOR
Wm. L. SEARS, P. Eng.

Councillor D. Gray,
Chairman, Legislation & Reception Committee,
Regional Municipality of Hamilton-Wentworth

Mr. Chairman and Members of the Committee:

It is with pleasure that I submit for the consideration of the Committee, my "Plan for Improvements" to Local Government in Hamilton-Wentworth.

While this Report results from discussions with citizens, fellow Councillors and Staff, I have neither asked for, nor received endorsement from the Town of Stoney Creek Council or any other group. It is solely my report, and I accept full responsibility for the recommendations contained therein.

I will be pleased to meet with the Committee in order to explain the Report in detail and to respond to questions of Committee Members.

Wm. L. Sears.

WILLIAM L. SEARS, P. Eng.,
MAYOR

WLS/ks

FOREWORD

In my Innaugural Address on December 1, 1980, I made a commitment to the citizens of Stoney Creek that I would undertake a review of Regional Government as it affected the Town of Stoney Creek.

While new to the political arena, I felt that as a former Engineer for the Township of Saltfleet and a Consulting Engineer carrying on business for the past 16 years with clients in both Stoney Creek and other parts of Hamilton-Wentworth, including the Regional Municipality itself, I could make a significant contribution toward improving local government in the Town of Stoney Creek, and in Hamilton-Wentworth. I believe my "Plan for Improvements" makes such a contribution.

As a businessman, I recognized that while Government must reflect a consensus of opinion, the system could be improved by introducing some changes to certain areas of the Administration, and by transferring certain responsibilities to the local level from the Region. Such actions would strengthen both the Region and the Local Municipalities. I remain convinced that the system of Government established by Bill 155 can be made to serve our people well, and my recommendations are made with the view of making that system even better.

The review was undertaken as an operational exercise with the belief that an improvement in process would result in savings, and a more economically efficient system for the betterment of the taxpayer. While I feel my recommendations are sound, and will provide better service at less cost to the taxpayer, an economic analysis of cost benefit has not been done to support my recommendations.

The basic premise upon which I made my recommendations, was that Stoney Creek Council can do more to serve our residents. My purpose was not to force every Area Municipality to accept my recommendations; that is optional, and strictly the decision of the respective Area

Municipality. Each Area Municipality is at liberty to use as many, or as few of the recommendations contained herein. I do believe however, that these recommendations will be in the best interests of the Town of Stoney Creek.

This review could not have been possible without the participation of many of my colleagues on Town and Regional Council, who assisted in explaining processes and in pointing out problems. In addition, concerns expressed by Citizens of Stoney Creek during discussions with me, assisted in alerting me to their difficulties in dealing with local government. Contributions were also made by all Senior Staff of the Town of Stoney Creek, and from the Regional Co-ordinator and Police Chief of Hamilton-Wentworth.

To all of these contributors, I extend a sincere "Thank You".

WILLIAM L. SEARS, P. Eng.,
MAYOR

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ENGINEERING SERVICES

Presently, there is a separation of functions between the local Engineering Department and the Regional Engineering Department.

The attached Chart I, prepared from a local perspective, illustrates engineering functions undertaken in Stoney Creek, and the corresponding (if applicable) function undertaken by Regional forces. It illustrates clearly the dual jurisdictions relative to engineering matters in the Town of Stoney Creek.

The following are my recommendations and comments regarding engineering matters in the Town of Stoney Creek:

STREET LIGHTING

Presently the maintenance and installation of street lighting is a Town responsibility. This maintenance and installation is carried out on behalf of the Town by Stoney Creek Hydro. No changes are recommended.

ROAD MAINTENANCE AND PLANNING, DESIGN AND CONSTRUCTION OF CAPITAL PROJECTS

The various functions included under this very broad heading are detailed in Chart I. Due to duplication of work forces, nature of work involved, and type of equipment utilized in the various functions, I reviewed the operation of Regional and Local Roads in Stoney Creek. My investigation also brought me into contact with residents of the Town who related to me the difficulty our citizens have in understanding the different authorities exercised in Hamilton-Wentworth, relative to roads, and in particular Stoney Creek. It is important to me that citizen concerns and complaints regarding matters relating to roads in Stoney Creek, be easily and readily addressed.

CHART I

REGIONAL AND LOCAL ENGINEERING RESPONSIBILITIES

FUNCTION	LOCAL INVOLVEMENT	REGIONAL INVOLVEMENT
STREET LIGHTING	INSTALLATION & MAINTENANCE	ONLY AT MAJOR INTERSECTIONS
ROAD MAINTENANCE	MAINTAIN LOCAL ROADS	MAINTAIN REGIONAL ROADS IN THE TOWN.
— RESURFACING STONE	LESS THAN A MILE OF LOCAL ROADS	NONE
— SURFACE TREATMENT	LOCAL ROADS	REGIONAL ROADS
— PATCHING PAVEMENT	LOCAL ROADS	REGIONAL ROADS
— GRADING & PATCHING	LOCAL ROADS	REGIONAL ROADS
— DUST LAYING	——	MINOR
— STREET CLEANING	LOCAL ROADS	REGIONAL ROADS
— WEEDS & BRUSHING	LOCAL ROADS	REGIONAL ROADS
— DITCHING	LOCAL ROADS	REGIONAL ROADS
— SNOW REMOVAL	LOCAL ROADS	REGIONAL ROADS
— SANDING ROADS	LOCAL ROADS	REGIONAL ROADS
— SNOW FENCING	LOCAL ROADS	REGIONAL ROADS
— DRAINS & DITCHES	LOCAL ROADS	REGIONAL ROADS
— CULVERT REPLACEMENT & CONSTRUCTION	LOCAL ROADS	REGIONAL ROADS
— CATCHBASIN INSTALLATION	URBANIZED AREA LOCAL ROADS	URBANIZED AREA REGIONAL ROADS
— CATCHBASIN CLEANING & REPAIR	LOCAL ROADS	REGIONAL ROADS
— STORM SEWERS	LOCAL	STORM SEWERS UNDER REGIONAL ROADS
— SIDEWALK REPAIR	LOCAL RESPONSIBILITY ONLY	——
— SNOWPLOW & SAND SIDEWALKS	LOCAL RESPONSIBILITY ONLY	——
— SNOWPLOW & SAND PARKING LOTS	MUNICIPAL PARKING LOTS	——
— ENTRANCE CULVERTS	CONSTRUCTION ON LOCAL ROADS	CONSTRUCTION ON REGIONAL ROADS
— SIGNS (TRAFFIC & REGULATORY)	LOCAL ROADS	REGIONAL ROADS
TRANSIT	LEVEL OF SERVICE, ROUTING, SCHEDULING, FARES	H.S.R. THROUGH REGIONAL TRANSIT COMMITTEE & REGIONAL COUNCIL
TRAFFIC CONTROL		
— TRAFFIC SIGNALS (MAINTENANCE ONLY)	ONLY 2 SETS IN TOWN'S JURISDICTION — MAINTAINED ON STAND-BY BASIS BY THE CITY OF HAMILTON TRAFFIC DEPT.	——
— PAVEMENT MARKING & TRAFFIC SIGNS	DONE BY REGION ON CONTRACT BASIS ON LOCAL ROADS	DONE BY REGION ON REGIONAL ROADS
SURFACE DRAINAGE & STORM SEWERS	STORM SEWERS UNDER LOCAL ROADS	STORM SEWERS UNDER REGIONAL ROADS
SUBDIVISIONS	PRELIMINARY ENG. APPROVAL. DRAFT PLAN COMMENT. PREPARATION OF SUBDIVISION AGREEMENTS. APPROVAL OF FINAL ENG. DRAWINGS. SUPERVISION OF CONSTRUCTION	PRELIMINARY ENG. APPROVAL DRAFT PLAN COMMENT PREPARATION OF SUBDIVISION AGREEMENTS. APPROVAL ON FINAL ENG. DRAWINGS. SUPERVISION OF CONSTRUCTION
GARBAGE & DEBRIS	ALL COLLECTION OF SOLID WASTE. COLLECTION FROM MUNICIPAL BUILDINGS, ROADSIDE RECEPTACLES	DISPOSAL OF SOLID AND LIQUID WASTE ROADSIDE — COLLECTION ON REGIONAL ROADS
PLANNING, DESIGN & CONSTRUCTION OF CAPITAL PROJECTS	LOCAL ROADS AND CAPITAL PROJECTS UNDER TOWN JURISDICTION.	REGIONAL ROADS, SANITARY SEWER AND WATERMAINS

CHART II

PRESENT REGIONAL ROADS

- BARTON STREET
- ELEVENTH ROAD EAST
- FIFTY ROAD (Q.E.W. TO RIDGE)
- FRUITLAND ROAD
- GLOVER ROAD
- KING STREET
- MILLEN ROAD (HIGHWAY Nº 8 TO Q.E.W.)
- MUD STREET
- GRAY ROAD (KING ST. TO CITY LIMITS)
- NEW MOUNTAIN ROAD
- QUEENSTON ROAD (HWY Nº 20 TO DONN AVE)
- RIDGE ROAD
- TAPLEYTOWN ROAD
- UPPER MOUNT ALBION RD.
- PARAMOUNT DRIVE (CITY LIMITS TO MUD ST.)

PRESENT REGIONAL ROADS

Other issues raised by residents include parking regulations, signing, and encroachments on Regional Roads in the Town. Local Council has found itself unable to address and solve the local residents' concerns.

To redress these difficulties, I believe that maintenance responsibility by local forces on Regional Roads in the Town, would eliminate confusion for ratepayers and would make the Town more responsive to our citizens. As well, local political jurisdictional control over Regional Roads in the Town would also be of benefit by being more responsive to local citizen requests. I cannot however, on the basis of my investigation at this time, recommend that Regional Roads in the Town be assumed by the Town. Such a recommendation can only be made after a detailed financial analysis has been undertaken.

RECOMMENDATION:

1. That the Town of Stoney Creek assume responsibility for maintenance functions over all Regional Roads in the Town of Stoney Creek on a charge back basis.

2. That the Town of Stoney Creek request jurisdictional control over all Regional Roads within the Town pertaining to such items as parking, signing and encroachments.

3. That the Region carry out a financial analysis for the purpose of developing an equitable formula for transferring all Regional Roads within the Town to the jurisdiction of the local Municipality.

TRAFFIC CONTROL

Chart I demonstrates that the Town has little to do with this item, as the City of Hamilton's Traffic Department does the work for traffic signals on Town Roads, and the Region engages them to perform similar tasks on Regional Roads. The City maintains a well-qualified Traffic Department, that provides input at the planning level and works through to implementation and maintenance. I feel the present arrangement should be continued.

RECOMMENDATION:

That the City of Hamilton continue to undertake all traffic control functions of the Town of Stoney Creek, on a contract basis. Such an arrangement is to include the utilization of Traffic Staff for input to the Town on questions of traffic, including the Planning stages of projects.

STORM SEWER SYSTEM

Responsibility for storm sewers and surface drainage, as can be seen on the attached Chart I, rests mainly with the local Municipality. However, jurisdictional disputes arise when a Regional Road is to be reconstructed with storm sewers. The question then arises as to the responsibility for the accommodation of surface drainage, suitable outlets and drainage patterns now existing, and for future developments. I do not believe that the policy developed by the Region is totally equitable in this regard.

RECOMMENDATION:

That storm sewers and surface drainage remain a local responsibility, and that maintenance and repair of storm sewers on Regional Roads in the Town be undertaken by Town forces on a contract basis.

SUBDIVISIONS

This is one area that is also related to my review of Planning functions. I believe that the subdivision process can be streamlined, and engineering is one area where this can occur.

The flow chart following this section of my study illustrates in a general way, the movement of a plan of subdivision at Local and Regional levels. I have also prepared a new flow chart that suggests more responsibility at the local level, and recommends only one subdivision agreement.

Not only from an administrative point of view have I reviewed subdivisions, but also from an Engineering Administration perspective. It is my belief that the local Engineering Department should be responsible for all services within a plan of subdivision, and if a Regional Service such as a pumping station is also included within the plan, then special arrangements could be made to have the Town perform functions on behalf of the Region. The Region would still be responsible for trunk facilities outside of the subdivision.

Because of the recommended changes, a study should be undertaken to ensure that Staff complements will be such as to reflect the changes in process.

RECOMMENDATION:

That all services within the limits of a plan of subdivision, be administered by the local Engineering Department.

That any special Regional services, such as a pumping station within a plan, be administered by special agreement, with the Region, by Town Egnineering personnel.

That the Region be responsible for trunk services outside of the Plan such as sanitary sewers and watermains.

That after the draft approval, the Town of Stoney Creek be responsible for the Administration of a plan of subdivision. This will involve only one subdivision agreement and the Town will act on behalf of the Region to ensure Regional concerns and requirements are addressed, including provision of Regional Services.

That the attached flow chart, illustrating local implementation of draft plan approval through to registration, be utilized as a suggestion for a more detailed flow chart.

That the Region in conjunction with the local municipality, undertake a Study to ensure that utilization of all Staff will be appropriate, should the subdivision jurisdiction be changed to the local level.

GARBAGE AND DEBRIS

The various roles of the Town and Region relative to this item shown on Chart I is self explanatory.

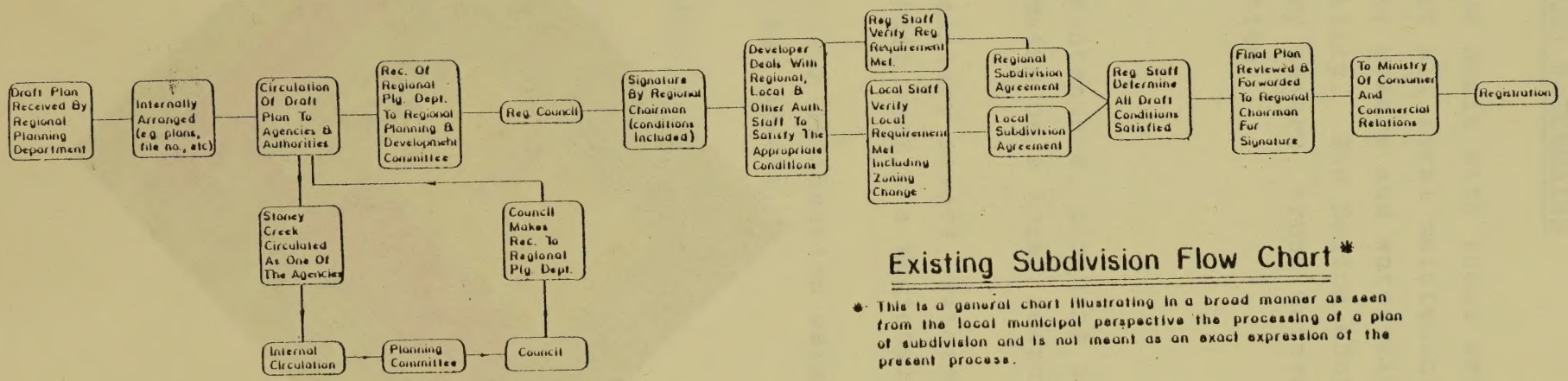
One area of concern that has been expressed to me is with regard to the lack of information with respect to the operation of the Region's solid waste disposal site and transfer stations.

Citizens are unsure as to where they may take refuse that is not normally picked up through the weekly garbage collection, the hours of operation, and the attendant cost factor. A wider publication of this information would be of great assistance and would reduce the number of occurrences of citizens dumping such refuse in the rural section of Stoney Creek and other rural areas of the Region.

RECOMMENDATION:

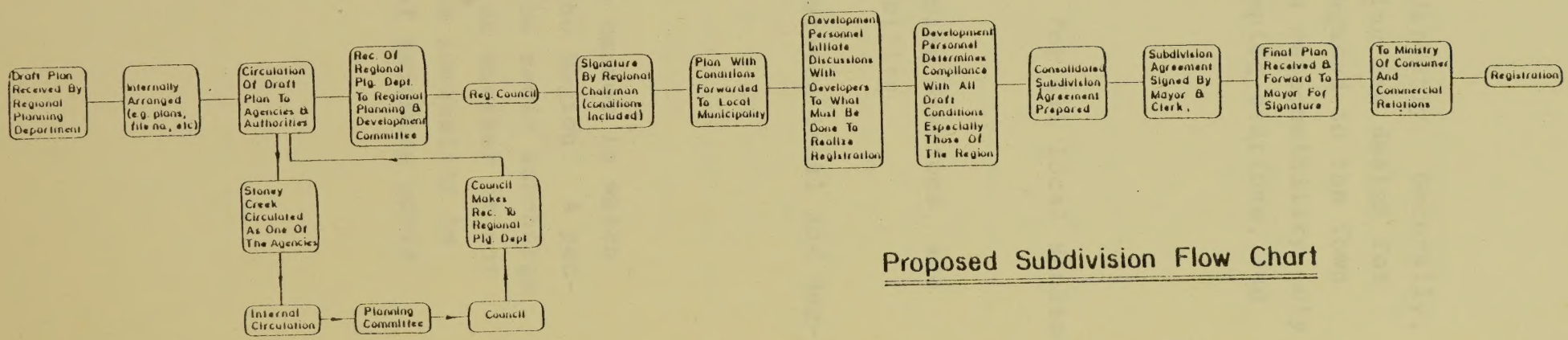
That the Region initiate a public advertising and education campaign, designed to familiarize residents with the operation, location, charges and such other relevant information with respect to the Solid Waste Disposal facilities.

CHART III

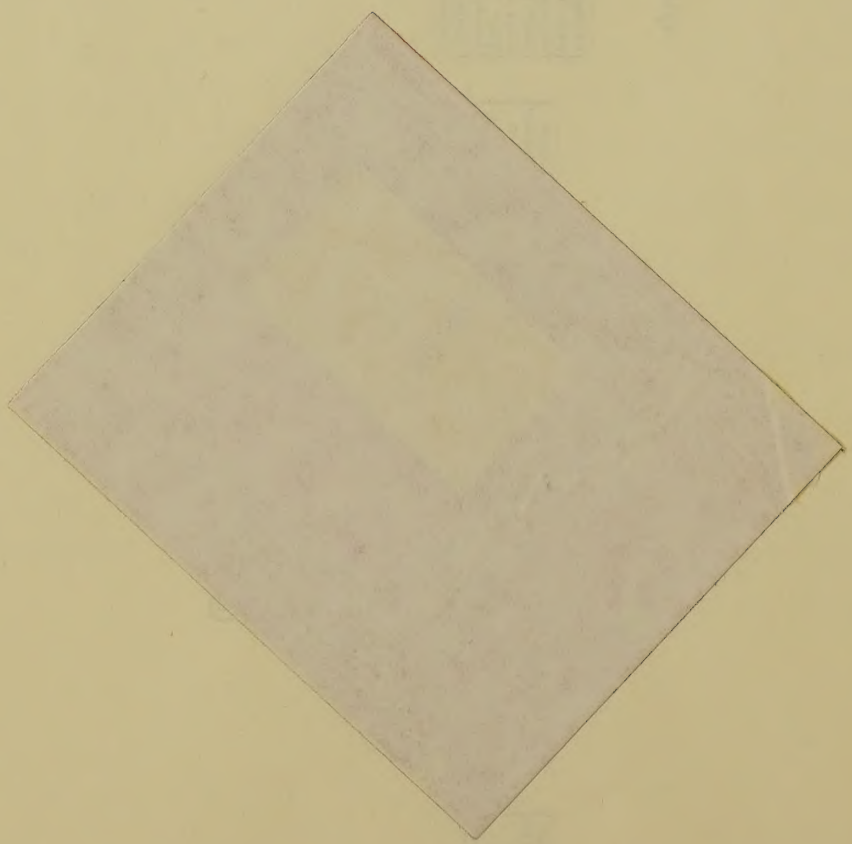

Draft Plan Received By Regional Planning Department
Internally Arranged (e.g. plans, file no., etc)
Circulation Of Draft Plan To Agencies & Authorities
Rec. Of Regional Plg. Dept. To Regional Planning & Development Committee
Reg. Council
Signature By Regional Chairman (conditions included)
Developer Deals With Regional, Local & Other Auth. Staff To Satisfy The Appropriate Conditions
Reg. Staff Verify Reg. Requirement Met.
Local Staff Verify Local Requirement Met Including Zoning Change
Regional Subdivision Agreement
Local Subdivision Agreement
Reg. Staff Determine All Draft Conditions Satisfied
Final Plan Reviewed & Forwarded To Regional Chairman For Signature
To Ministry Of Consumer And Commercial Relations
Registration
Stoney Creek Circulated As One Of The Agencies
Council Makes Rec. To Regional Plg. Dept.
Internal Circulation
Planning Committee
Council

Existing Subdivision Flow Chart*

* This is a general chart illustrating in a broad manner as seen from the local municipal perspective the processing of a plan of subdivision and is not meant as an exact expression of the present process.


Draft Plan Received By Regional Planning Department
Internally Arranged (e.g. plans, file no., etc)
Circulation Of Draft Plan To Agencies & Authorities
Rec. Of Regional Plg. Dept. To Regional Planning & Development Committee
Reg. Council
Signature By Regional Chairman (conditions included)
Plan With Conditions Forwarded To Local Municipality
Development Personnel Initiate Discussions With Developers To What Must Be Done To Realize Registration
Development Personnel Determines Compliance With All Draft Conditions Especially Those Of The Region
Consolidated Subdivision Agreement Prepared
Subdivision Agreement Signed By Mayor & Clerk.
Final Plan Received & Forward To Mayor For Signature
To Ministry Of Consumer And Commercial Relations
Registration
Stoney Creek Circulated As One Of The Agencies
Council Makes Rec. To Regional Plg. Dept
Internal Circulation
Planning Committee
Council

Proposed Subdivision Flow Chart



SANITARY SEWERS AND WATERMAINS

Previously, I have dealt with these services indirectly. Generally, I have stated that all local maintenance, planning and design for all local sanitary sewers and watermains be relegated to the Town as its responsibility. The Region should retain responsibility only for trunk sanitary sewers, trunk watermains, pumping stations, and treatment facilities.

RECOMMENDATION:

That all local maintenance, planning and design for all local sanitary sewers and watermains be a local responsibility.

That all trunk sanitary sewers, watermains, pumping stations, and treatment facilities remain a Regional responsibility.

That there be a clear delineation established between local and Regional watermains and sewers.

SANITARY SEWER BILLING

As part of this review, I am concerned over the manner in which Sanitary Sewer Billing has been undertaken at the Region. A peculiar problem of which I have become aware is the sewer surcharge on the water bill. An inequality exists based on whether or not one has or does not have a water meter, and this inequality is blatantly obvious with respect to the filling of swimming pools.

RECOMMENDATION:

That each individual Municipality be permitted to investigate this issue and make recommendations to the Region's Engineering Services Committee on a more equitable arrangement of billing.

Another problem that I wish to pursue is related to the implementation of "low cost alternative solutions" as defined in the O.W.R.C. Act of the Province.

The problem which I have identified is that the Act provides for improvements on an individual basis to wells or septic systems in remote communities away from municipal sanitary sewers (e.g., in Stoney Creek, the community of Tapleytown). Such improvements can take the form of a small communal system (6 to 7 houses hooked up to a watermain and one well). However, under the Act establishing the Regional Municipality of Hamilton-Wentworth the Region would take the position that such a communal system would be a matter within the Region's jurisdiction. The programme, however, provides for a 75% subsidy on an individual basis from the Province, but if because of the Regional legislation the Region assumes the project, the Region would only be eligible for a 15% "up front" subsidy.

My recommendation related to distinguishing between local and Regional facilities would permit the Town to be the authority responsible, not the Region, with the consequent advantage that the Town could be eligible for the 75% subsidy from the Province.

RECOMMENDATION:

That the Town be the agency responsible for the implementation of "low cost alternative solutions" as defined under the Provincial O.W.R.C. Act and as such, that it be eligible for the 75% subsidy provisions of the programme.

PLANNING

As part of the Regional Municipality of Hamilton-Wentworth, the Town of Stoney Creek is subject to two levels of planning. Firstly, a local planning staff is retained to undertake, among others, special planning studies, Official Plan preparation and Official Plan Amendments, Zoning By-law Administration, and current planning activities. The upper level of local planning is undertaken by the Regional Planning Department. The Regional Planning Department has an Official Plan partly approved by the Minister, and a major task is to ensure that local Planning decisions implement the Regional Plan. In addition, the Regional Planning Staff are also responsible to Regional Council for Condominium and Subdivision approvals.

The current planning process invites criticism because of the length of time involved in acquiring final approvals.

Specific recommendations are made here, and elsewhere in this Report to effect some streamlining. As part of the subdivision process, there are instances where the Niagara Escarpment Commission would be requested for comment. Inasmuch as the planning process in this Region is well administered, I believe that it is unnecessary for the Niagara Escarpment Commission to comment on subdivision plans.

A further improvement could be realized through a shift of responsibilities from the Provincial level to the Regional level. Such items as Official Plan Amendments could be handled more expeditiously than at present. As well, the Regional Staff must continue their practice of expediting the processing of Schedule 4 of Zoning Amendments.

To ensure that local responsibility for Planning is maintained, each level must respect the other's area of jurisdiction. However, that is not to say that experts on Staff at the Region, cannot be used on a charge back basis, by Local Council on matters requiring special expertise.

The Town has received the utmost level of co-operation from the Hamilton Housing Authority in meeting the special housing needs of our residents. We have recently identified a need for housing for Senior Citizens from questionnaires submitted by Stoney Creek Seniors, and it may be such that the need extends to other municipalities, especially the east end of Hamilton. It is my belief that the establishment of a centralized housing agency, whose mandate extends beyond municipal boundaries, will result in decisions designed to serve the broader need. As a consequence, a Municipal Non Profit Housing Corporation should be formed which will not only manage, but also direct the construction of special housing, such as that for Senior Citizens.

RECOMMENDATIONS:

That there be <u>one</u> subdivision agreement only, that is, between the developer and the Town. The Town would be responsible for all works within the subdivision, and would act in the place of the Region. The Town would ensure that Regional conditions and requirements were satisfied. This may necessitate the hiring of additional staff locally, but it would result in the developer dealing with only one organization. Hence, an improvement to the process would result.

That the Niagara Escarpment Commission be eliminated as a commenting agency on Plans of subdivision, and in its place the Region, through its Official Plan, be responsible for the implementation of Provincial Planning policy, relative to the Niagara Escarpment.

That the Province take the necessary steps towards giving the Regional Council the authority to approve Official Plan Amendments and Official Plans. Such authority transfer should only be done after the entire Regional Official Plan has been approved.

That the Region continue to expedite the processing of Schedule 4 to local Zoning Amendments (the Schedule states that the By-law conforms to the Regional Official Plan). Perhaps one person should be responsible at the Region for such schedules to ensure that a minimum amount of time is needed for Regional consideration of the By-law.

That the differences in the two levels of planning be recognized and maintained and that each level respect the other level's area of jurisdiction so that a minimal amount of interference is created.

That the Region make Planning Staff available to Area Municipal Councils when possible, as may be required on a charge back basis. e.g. demographic experts, economists, architects, in an effort to reduce municipal costs for expert advice.

That a Municipal Non-Profit Housing Corporation be established which would act on behalf of the Region and its member Municipalities.

CHART IV

REGIONAL AND LOCAL PLANNING STAFF RESPONSIBILITIES

FUNCTION	COMMENT	REGIONAL PLANNING INPUT
OFFICIAL PLAN PREPARATION	A LOCAL POLICY DOCUMENT DONE BY TOWN PLANNING STAFF.	MUST CONFORM TO REGIONAL PLAN: PLANNERS REVIEW FOR CONFORMITY.
OFFICIAL PLAN AMENDMENTS	WHERE OVERALL O.P. IS INFLEXIBLE, AMENDMENTS REQUIRED – AMENDMENTS ALSO UNDERTAKEN TO ESTABLISH LOCAL POLICY DECISIONS – DONE BY TOWN PLANNING STAFF.	REGIONAL PLANNERS REVIEW FOR CONFORMITY – THEY COMMENT TO MINISTER OF HOUSING – UPON APPROVAL OF REGIONAL PLAN, PROVINCE WILL RELINQUISH O.P. AMENDMENT APPROVAL TO REGIONAL COUNCIL.
ZONING AMENDMENTS	CHANGE TO LOCAL ZONING BY-LAW. ENTIRE PROCESS HANDLED BY LOCAL PLANNING STAFF FROM REPORT PREPARATION TO O.M.B. APPEARANCE.	REGIONAL PLANNERS REMARK AS TO CONFORMITY – COMMISSIONER OF PLANNING MUST SIGN SCHEDULE INDICATING CONFORMITY WITH REGION'S OFFICIAL PLAN.
ONTARIO MUNICIPAL BOARD HEARING	DONE BY SOLICITOR AS REQUIRED AND STAFF.	USUALLY NONE IF NOT OF REGIONAL CONCERN.
LAND SEVERANCES	TOWN IS COMMENTING AGENCY RECOMMENDATION GOES FORWARD FROM PLANNING STAFF.	REGIONAL PLANNING DEPT. COMMENTS TO LAND DIVISION COMMITTEE.
COMMITTEE OF ADJUSTMENT	TOWN STAFF ADMINISTERS AND COMMENTS TO THE COMMITTEE.	REGIONAL PLANNING STAFF REVIEW COMMITTEE'S DECISION.
APPLICATIONS TO NIAGARA ESCARPMENT COMMISSION	TOWN IS COMMENTING AGENCY.	REGION ALSO COMMENTS.
RESEARCH, SPECIAL STUDIES, SURVEYS.	LOCAL OFFICIAL PLAN STUDIES, STATISTICS, SURVEYS, BY LOCAL STAFF.	USUALLY PASSED ON TO REGIONAL STAFF AFTER DEALT WITH BY COUNCIL. IF PROVINCIAL FUNDING IS INVOLVED, USUALLY ENDORSEMENT OF REGIONAL COUNCIL REQUIRED. HOWEVER, THE REGIONAL PLANNING DEPT. HAS THE MANPOWER AND BACKGROUND REQUIRED IN MANY INSTANCES.
SECONDARY PLANNING	LOCAL DESIGN GUIDE DEALT WITH BY LOCAL DEPARTMENTS.	REGION MAY COMMENT AS TO CONFORMITY WITH REGIONAL PLAN AND OTHERWISE FOR THEIR INFORMATION IN SUBDIVISION PROCESSING.
DEVELOPMENT CONTROL AND SITE PLAN REVIEW	LOCAL FUNCTION.	USUALLY NO REGIONAL PLANNING INVOLVEMENT.
ZONING INQUIRES	LOCAL FUNCTION.	

PREPARED BY: TOWN OF STONEY CREEK
PLANNING DEPARTMENT
MAY, 1981

ECONOMIC DEVELOPMENT:

The major role of the Economic Development Department is to promote business growth in Hamilton-Wentworth. It has no counterpart at the local Municipal level.

While this department has various responsibilities, zoning must be dealt with locally. It is rightfully recognized that zoning must be administered locally, but it also creates a hiatus in information flow for the industrial developer. If he makes an inquiry at the Regional Office, he must also contact the local zoning personnel to determine permitted uses, site regulations, outdoor storage, etc.

In addition to the foregoing, it is my belief that Soney Creek requires industrial and commercial development as a means of increasing assessment and meeting our fiscal responsibilities. To this end, the Town should take an active role in providing information for industrialists wishing to expand or locate in the Town.

RECOMMENDATION:

That a person be engaged locally to:

- provide a liaison role with the Regional Economic Development Department.

- act as an information source, the most important of which will be to provide zoning information.

- maintain a continuous dialogue with the Regional Economic Development Department, to ensure that all is being done at both levels of Government to accommodate any prospective business.

RECREATION:

The Town of Stoney Creek retains a full time Director of Parks and Recreation and staff. While there is no such counterpart department at the Region, the Hamilton Region Conservation Authority does provide a service by meeting recreation needs beyond the local level. Chart V illustrates the general responsibilities for Recreation and Parks.

RECOMMENDATION:

No change in the present system is recommended.

CHART V

RECREATION AND PARKS

LOCAL FUNCTION:

PARKS AND RECREATION	— TOTALLY A TOWN FUNCTION
CEMETERIES	— TOTALLY A TOWN FUNCTION

NON-LOCAL FUNCTION:

REGIONAL LEVEL PARKS, CONSERVATION PLANNING AND DEVELOPMENT	— RESPONSIBILITY OF THE HAMILTON REGION CONSERVATION AUTHORITY

BY-LAW ENFORCEMENT:

As the name implies, By-law enforcement is the Administration of the Municipality's By-laws.

By-law enforcement at the Regional level is undertaken by the Regional Police Department.

Two items have been raised during this review which should be addressed.

The first issue is that of Parking Tags. Parking tag books are issued to the Regional Police Force by the Region and individual municipal tag books (e.g. for Stoney Creek) are also required, dependent upon the Municipality in which the Officer is assigned. A consolidation of parking violation tags into one book should be investigated. However, arrangements must be made in order to ensure that area Municipalities receive the revenues collected as a result of parking violations.

The second issue is the licencing of TAXI DRIVERS. My inquiries resulted in the revelation that a taxi driver must be licenced within each Municipality he intends to work. Each Municipality has its own licencing procedure, and licencing fee. Because of the licencing requirement, a financial burden is placed upon the individual taxi driver, and restricts the area(s) wherein he can work, because few can afford to pay for required licences in each of the Area Municipalities. An improvement would be realized if a licence issued by an Area Municipality could be valid anywhere in the Region.

RECOMMENDATIONS:

That an investigation be initiated with the view of consolidating parking violation tags into one book, and that the revenues collected as a result of parking violations be forwarded to the Municipality concerned.

That a procedure be established whereby a common taxi driver's licence be issued by area municipalities for use throughout the Region.

BUILDING

The administration related to the issuance of building permits in Stoney Creek, is solely a local Municipal matter, and no corresponding department exists at the Regional level. This Department issues permits to construct, repair and demolish buildings, install and repair plumbing, and install fences around swimming pools. Compliance with Municipal By-laws and with approved plans are also this Department's responsibilities.

However, there is an item that I have discovered which should fall within the local jurisdiction, but currently is a Regional responsibility. That item is the inspection of the sanitary sewer pipe which connects the building to the Municipal sanitary sewer. (The same applies to water services). Currently the inspection is carried out by the Regional Sewer inspector.

By way of background to this issue, prior to 1974, this inspection was carried out by the local building inspector who inspected both the sanitary sewer and the storm sewer. Subsequent to 1974, the Region's inspector inspects the sanitary sewer, while the local inspector inspects the storm sewer, An obvious complaint that I have been made aware of is the co-ordination of the inspection of both sewers. Instances have occurred, where up to half a day has elapsed between the arrival of the 2 inspectors. Such a delay is obviously undesirable and costly.

If the inspection of both sewers, as well as the issuance of a sewer connection permit was done at the local Municipal level, then builders would only need to deal with one government department.

RECOMMENDATION:

That the issuance of a sewer connection permit and a water service permit be the responsibility of the local Building Department.

That the inspection of the installation of the sanitary sewer pipe and water service pipe between the building and the Municipal sewer, or watermain, become the responsibility of the local Building Department.

That Regional By-law #1 - 75 (Sanitary Sewers), and the appropriate watermain By-law be amended accordingly.

FIRE SERVICE

Fire protection is the responsibility of the local Municipality, although in Hamilton-Wentworth, there is a Regional Fire Co-ordinator. All Chiefs in the Region meet to discuss mutual aid and Fire Emergency Plans. Stoney Creek currently participates in a Central Dispatch arrangement with the City of Hamilton.

One improvement that I believe can be made is in the area of Central Purchasing, e.g., radios. One deficiency in the Region is the lack of Lake Rescue equipment. If the Region could provide the equipment (because so much of the Region abuts major waterways, such as Hamilton Harbour and Lake Ontario) then the local Municipality (Stoney Creek) could maintain the equipment as it would be used by local forces.

RECOMMENDATION:

That the co-operative purchasing group mandate be expanded to include the acquisition of Fire Department supplies, where feasible.

That the Region through the Regional Fire Co-ordinator, provide for use by the Area Municipalities, Lake Rescue equipment which is to be retained and maintained by the local Fire Department.

POLICE SERVICE

Policing is the responsibility of the Regional Municipality and no counterpart exists at the Area Municipal level.

However, Town services, paid for by the Region such as snow removal and gardening, are utilized for the Stoney Creek Police Building.

Joint participation may be possible between the Town and the Police Force with respect to the caretaking of the Stoney Creek Police Building and the provision of a liquid propane fuel storage tank. The Police Department will be investigating the possibility of using propane in police cars, and with the Town's own vehicle fleet, this issue is also worthy of local investigation.

RECOMMENDATION:

That the Town and Regional Police Department make arrangements for joint caretaking of the Stoney Creek Police Building and the Municipal offices.

That the Town Staff, through the Town's Engineering Department, investigate the possibility of the utilization of propane as a fuel in Municipal vehicles. If feasible, that the Town Staff and Regional Police make arrangements, as required, for the installation of a liquid propane fuel storage tank mutually accessible.

PERSONNEL

The Regional Personnel Department deals with Regional Employment matters, while Stoney Creek maintains its own department. My research revealed that there is a constant sharing of information, job postings and discussions of common problems. No recommended changes are made in this regard.

TREASURY

Treasury functions are performed at the Local and Regional Municipal levels. My review of the Treasury functions satisfies me that a reasonable segregation of functions currently exists. No changes are recommended.

OTHER REGIONAL SERVICES

There are a number of Regional services undertaken by the Regional Municipality of Hamilton-Wentworth of which no counterpart department exists at the local level. I have reviewed these functions in a general manner and do not have any recommendations to make with respect to them. Included are Health and Social Services, and Finance. My Report addresses certain other functions related to a number of Regional and Local Departments.

In my review I have found that at least from the perspective of the Town of Stoney Creek, a significant level of co-operation exists between the Regional and Local Departments and I would support and encourage the continued improvement in co-operation. Such items as co-operative purchasing, the "Report on Licencing Functions in the Area Municipalities of Hamilton-Wentworth" and Emergency Planning are clear indications of the efforts by both Local and Regional Councils to co-operate in providing more efficient government in Hamilton-Wentworth. The recommendations of my Report are strictly made with that same objective in mind.

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